

## SECTION 7 - AGRICULTURAL

7.1 OPEN LAND DISTRICTS ESTABLISHED - Certain districts, designated by the symbol A and referred to as Agricultural and Open Space Districts, are established to provide for certain extensive uses of land and to establish standards for such uses. The following regulations shall apply in any A District, and shall be subject to all applicable general regulations and provisions of this Ordinance.

### 7.2 PERMITTED USES

- (a) Agriculture, as defined in Section 2.6.
- (b) Golf course, provided that no clubhouse or accessory building shall be located nearer than 500 feet to any dwelling.
- (c) One family detached dwelling including accessory buildings, as regulated in the R-1A Districts, with the exception that the minimum lot size for such use shall be one acre.
- (d) Accessory structures and uses located on the same site as a one family residence for which the use is clearly related to single family dwelling, including the following:
  - 1) Garages and carports.
  - 2) Garden structures.
  - 3) Greenhouses.
  - 4) Storage buildings.
  - 5) Recreation rooms.
  - 6) Hobby shops provided that no noisy or otherwise objectionable machinery or equipment is used and provided that no sales are made therefrom.
  - 7) Private stables for the keeping of not more than three horses on a site not less than two acres in area, provided that one additional horse may be kept for each additional acre of area of the site, and provided that no stable shall be located closer than 450 feet to any dwelling on the site or closer than 200 feet to any other dwelling.
  - 8) Private swimming pools.
- \* (e) Public, parochial and private elementary schools, junior high schools, high schools and colleges.

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\* Added by Ord. #502, 2/23/73

- \* (f) Public park, forest reserve, recreation or open space area.
- \* (g) Churches, parish houses, monasteries, convents and other religious institutions.
- \*\* (h) Hospital for patients with physical and/or mental illness or mental retardation and accessory structures and uses, including professional and administrative offices located on the same site.
- \*\* (i) Private day or residential schools and colleges not including business, professional or trade schools.
- \*\*\* (j) Libraries and library extension services.

7.3 CONDITIONAL USES - The following uses shall be permitted only when authorized by a Conditional Use Permit issued in accordance with the provisions of Section 11 herein:

- \*\*\*\*\* (a) Broadcasting tower for radio or television.
- \*\*\*\*\* (b) Public and private philanthropic and eleemosynary institutions.
- \*\*\*\*\* (c) Public utility and public service structures or installations when found by the Commission to be necessary for the public health, safety or welfare.
- \*\*\*\*\* (d) Incidental and accessory structures and uses located on the same site with and necessary to the operation of a Conditional Use.
- \*\*\*\*\* (e) Private commercial recreation uses conducted primarily outside of a building and which does not significantly alter or eliminate the land's natural character. Height limits shall be established in the Conditional Use Permit.

7.4 GENERAL REGULATIONS

- (a) No horses or cattle and no other animals except household pets shall be bred, raised or maintained within 200 feet of any R Districts.
- (b) Off-street parking and loading space shall be provided in accordance with Section 8 herein.
- \*\* (c) Building Heights - The maximum building height shall be two stories or 35 feet.
- \*\* (d) Maximum Lot Coverage - 10 percent of gross lot area is permitted; however, lot coverage may be allowed from 10 percent to up to a maximum of 25% with approval by Conditional Use Permit.

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\* Added by Ord. #502, 2/23/73

\*\* Added by Ord. #512, 8/23/73

\*\*\* Added by Ord. #966, 9/14/01

\*\*\*\*\* Amended by Ord. #502, 2/23/73; and by Ord. # 512, 8/23/73

- \* (e) Yard Area - All building hereinafter erected or enlarged in any "A" District except as provided hereinabove shall provide a front yard of not less than 30 feet, a side yard of not less than 10 feet and a rear yard of not less than 20 feet.
- \* (f) Design Review - All uses shall be subject to design review as prescribed in Section 13 of this Ordinance.

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\* Added by Ord. #512, 8/23/73